



City of Santa Barbara
Airport Department

DATE: March 16, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Easy Lift Transportation

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Easy Lift Transportation, a California Non-Profit Corporation, for 1,584 square feet of office space in Building 304 and 15 parking spaces, at 53 Gerald Cass Place, at the Santa Barbara Airport, effective April 1, 2011, for a monthly rental of \$3,277.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Easy Lift Transportation has been an Airport tenant in good standing since April 1, 2003. Easy Lift was established in the late 1970's as a special project of the Easter Seal Society in response to increased public awareness of the special transportation needs of the elderly and disabled. Easy Lift uses the premises for dispatching, administrative offices, and a driver breakroom. The fifteen parking spaces provide designated vehicle storage for Easy Lift's fleet of vans. The use conforms to existing zoning.

The proposed monthly building rental is based on a rate of \$1.471 per square foot for office space, and is comparable to office/storage space on the Airport for similar use and in similar condition. The current office rate ranges from \$1.35 to \$1.85. The 15 van parking spaces are leased at \$63.18 per space per month. The new rental represents a 1.5% increase over the previous year.

Lessee will also pay monthly utilities of \$65.50 for water, \$35.25 for sewer service, and \$343 for gas and electricity. Utilities in Building 304 are used in common with other tenants. Each tenant pays a prorata share based upon their use and square footage.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division
ATTACHMENT: Map